

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

505/36 Regent Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Richmond

Period - From 01/04/2019

to 30/06/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	807/1 Acacia PI ABBOTSFORD 3067	\$415,000	19/07/2019
2	205/45 York St RICHMOND 3121	\$405,000	27/06/2019
3	306/70 Stanley St COLLINGWOOD 3066	\$400,000	05/08/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/10/2019 13:51



Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



807/1 Acacia PI ABBOTSFORD 3067 (REI/VG)

Agent Comments



Price: \$415,000

Method: Sale by Tender

Date: 19/07/2019

Rooms: 2

Property Type: Apartment



205/45 York St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 27/06/2019

Rooms: 2

Property Type: Apartment



306/70 Stanley St COLLINGWOOD 3066 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 05/08/2019

Rooms: 3

Property Type: Apartment